

Clark, Kate

102
HPD

From: Toni
Sent: Monday, March 15, 2021 1:03 PM
To: //www.austintexas.gov/email/steveadler
Cc: Clark, Kate; Meredith, Maureen
Subject: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 3/25/2021

*** External Email - Exercise Caution ***

Dear Mayor Adler:

Please support the valid petition and deny Applicant's requests to rezone this residential property and change the EROC FLUM.

Since Applicant requested a postponement of the January 27 Council hearing date, supposedly in order to attempt to reach a compromise with the neighbors, no effort to schedule a meeting has been made by Applicant. It is obvious Applicant has no intention of budging from his position. For your convenience, I have pasted in below my previous letter to you setting forth the numerous reasons why this rezoning and NP Amendment should be denied.

Please deny the requested zoning change and neighborhood plan amendment (NPA). Applicant owns three and a half acres just a few feet below the residential property at issue. Applicant's property along I-35 and E. Riverside is already zoned NMU-ERC-CO (on E. Riverside) and GR-MU-CO (on the I-35 southbound frontage road on the west) and does not require a zoning change or an NPA. Applicant has ample room to expand or renovate the existing buildings on his commercially zoned property.

Since filing his application, Applicant has apparently abandoned his initially-stated, and the sole reason advanced, for his need to rezone 1100 Manlove from SF-3 to NO-NMU as being due to the pandemic. At the Planning Commission hearing, Applicant's position was that because he has not utilized the property as residential during the 10 years he has owned 1100 Manlove, he should be allowed to introduce a commercial component into one of the few remaining residential neighborhoods in the Riverside NPA.

Applicant purchased the Manlove property (an owner-occupied residence) in 2010. He knew it was zoned single-family. The property fronts onto Manlove, a dead-end street that can be reached only by going down Inglewood, which dead-ends into Manlove. ***Manlove and Inglewood are not collector streets.***

Since 1999, 17 new dwellings have been built on Inglewood and Manlove, including condos and duplexes in addition to single-family residences. Applicant could have easily recouped whatever he paid for 1100 Manlove by simply making repairs and maintaining the property and either renting it or selling it. Applicant's concern over losing money by not using it for its intended purpose is at best disingenuous. It was Applicant's choice. Our neighborhood should not be forced to suffer the consequences of Applicant's poor judgment.

The entire neighborhood, from I-35 to Parker Lane and E. Riverside to Oltorf is undergoing a residential redevelopment in line with what City leaders and staff claimed they want, with single-family homes being

replaced by multiple dwellings on single lots. ***Granting Applicant's applications would be a grant of special privilege to an individual owner which would result in spot zoning within the neighborhood.***

Applicant's suggested consideration of agreeing to a conditional overlay (CO) or restrictive covenant (RC) on the Manlove property is without merit. The City can always, and has not once, but twice, removed public COs and RCs on Applicant's commercially-zoned property in the past. Private RCs are not acceptable because the neighborhood would have to bear the cost of legal fees incurred in connection with the preparation and enforcement of same.

Applicant's business model does not serve neighborhood needs, and even if it did, the business is accessible from E. Riverside, which is one block north of Inglewood.

Additional reasons to refuse to grant the zoning change:

- Such a change conflicts with the City's zoning principles;

- Such a change conflicts with the City's intent of SF-3 zoning;

- Such a change conflicts with the EROC FLUM;

- This would set a terrible precedent within the EROC NPA;

- Such a change conflicts with the EROC NP No. 1 Goal of preserving and enhancing the few remaining residential neighborhoods within EROC (due to an unhealthy over-abundance of multi-family rentals, acknowledged by City Council during the EROC Neighborhood Planning process);

Applicant knowingly violated City Code at this location in the past and residents have zero confidence that he would comply with any CO or RC in the future.

Please deny the zoning application and the NPA application. Thank you for your time and attention.

Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

cc: kate.clark@austintexas.gov

maureen.meredith@austintexas.gov

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Clark, Kate

From: Toni
Sent: Monday, March 15, 2021 1:06 PM
To: //www.austintexas.gov/email/all-council-members
Cc: Clark, Kate; Meredith, Maureen
Subject: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02; City Council Hearing 3/25/2021

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/s/ Toni House

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Austin, TX 78741

512.447.8090

cc: kate.clark@austintexas.gov
maureen.meredith@austintexas.gov

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Clark, Kate

From: gayle goff
Sent: Tuesday, March 16, 2021 2:37 PM
To: Clark, Kate; Meredith, Maureen
Cc: Toni House
Subject: C14-2020-0081 and NPA-2020-0021.02 –(1100 Manlove St)

*** External Email - Exercise Caution ***

Please include the letter below (sent by group email via the city website) in the backup materials for this case.

C14-2020-0081 and NPA-2020-0021.02 –(1100 Manlove St)

Mayor and Council Members –

I am writing to urge you **to oppose** the above zoning/npa change request for the following reasons:

Neighbors have submitted **a valid petition** opposing the changes;

This street with cul-de-sac (Inglewood/Manlove) is a **cohesive residential area** with duplexes and single family homes;

The subject property is **only accessible through residential streets**;

From the map you have, it may be difficult to understand that the **subject property sits at least 6 feet above applicant's other commercial adjacent properties** making it accessible only by foot from these other properties; this height, in turn, sets this residential area above and apart from the commercial tracts along Riverside Dr, helping to make it a cohesive unit of residential homes;

Conversion of single-family homes to non-residential further **reduces residential options, affordable or otherwise**.

These reasons make it clear that this zoning/npa change is inappropriate and unreasonable. Please oppose the request.

Gayle Goff

1106 Upland Dr for 43 years, 1 block from subject property

Member EROC Contact Team and SRCC

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Clark, Kate

From: Toni
Sent: Tuesday, March 16, 2021 2:54 PM
To: Clark, Kate; Meredith, Maureen
Subject: 3/25/2021 Agenda Items 101 & 102; 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

*** External Email - Exercise Caution ***

Dear Kate and Maureen:

Pasted in below is a copy of the letter I just submitted to the Mayor and City Council Members regarding the referenced zoning/NPA case. Please include this letter in the hearing backup materials. Thank you.

Please support the valid petition and deny Applicant's requests to rezone this residential property and change the EROC FLUM.

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Sincerely,

/s/ Toni House

1503 Inglewood St.

Austin, TX 78741

512.447.8090

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Clark, Kate

From: Landis C.
Sent: Tuesday, March 16, 2021 4:39 PM
To: Landis Coulbourn
Cc: Clark, Kate; Meredith, Maureen; Thompson, Jeffrey - BC; Anderson, Greg - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Hempel, Claire - BC; Azhar, Awais - BC; Llanes, Carmen - BC; Shieh, James - BC; Flores, Yvette - BC; Teich, Ann - BC; Alexandra Aponte
Subject: 1100 Manlove Street - Zoning Case C14-2020-0081 and NPA Case No. NPA-2020-0021.02

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Good afternoon all,

My name is Landis Coulbourn. My wife and I live at 1103 Manlove Street, #1, Austin. We were able to meet some pretty wonderful neighbors already. We learned that one of the residents is trying to rezone their single family residence for commercial purposes. The news was very discouraging to us as we decided to move into the neighborhood because the house is located in a quiet cul-de-sac. We have an infant son and wanted to move away from the busy street that we currently live on. Allowing ingress/egress for business traffic in front of our new residence would no longer make this a quiet communal neighborhood/street for our child to grow up on.

I'm writing to oppose the plans to change the zoning from single-family to NO-MU on Manlove. Please consider our position on this proposal, and include it in the record for the applicable cases (stated in subject).

V/r,

Landis Coulbourn
1103 Manlove Street, Unit #1
Austin, TX 78741

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Clark, Kate

From: [REDACTED]
Sent: Thursday, March 18, 2021 3:36 PM
To: Clark, Kate
Subject: C14-2020-0081 and NPA-2020-0021.02

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Kate,

Please deny the above NPA and Zoning changes...both conflict with the East Riverside/Oltorf Neighborhood Plan and its primary goal of preserving the few residential structures remaining due to the over-abundance of rental apartment units.

Jan Long
2411 Riverside Farms Rd
Austin, Texas 78741

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Clark, Kate

From: Cari Jean Beal
Sent: Saturday, March 20, 2021 3:53 PM
To: Clark, Kate; Meredith, Maureen; Adler, Steve
Subject: Zoning from residential to commercial 1100 Manlove 78741

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Hello all,

Please forward this to all city council members.

An individual owner of commercial property on the corner of East Riverside/I-35 wishes to change the zoning of a residential house which sits several feet above the commercial property he owns into a commercially zoned property.

He wishes to do this so he can sell the property to developers.

- This property at 1100 Manlove is at the end of a cul-de-sac in a neighborhood that is experiencing renewed residential improvements.
- The property sits several feet above the existing commercial property owned by the individual. To develop the property would require major structural changes to the existing hillside which sits on the frontage road of I-35. This would create run off and corrosion issues for the neighborhood.
- The rest of the street would remain residential with the exception of this new multi-story office space. The owner knew the property was residential when he purchased it. He has been attempting to run a business out of the residence without proper permitting. He has already violated city code and there is zero confidence he will comply with any agreement he makes with the city.
- There is no need for this change. The owner has had years to improve the existing 3+ acres of current commercial space but has not kept up on improvements nor utilized the land for better use of the space. The neighbors should not have to suffer because of his poor business decisions and management. If he wants to expand his business he should have done so with the existing property he already owns. There is ample space to build multiple commercial units at the existing commercially zoned land.
- Allowing the land owner to make a change at the end of the cul-de-sac does not serve the neighborhood needs or safety. Extending the road into the business will create extensive traffic issues and greatly increase the amount of drivers cutting through the neighborhood hoping to save time on I-35 and Riverside commute.
- This is a family neighborhood. It is not a main thoroughfare for traffic. The amount of traffic currently happening on Summit to Riverside for commuters trying to find a way to bypass downtown traffic snarls has already been a problem. Allowing the cul-de-sac to be opened will be a terrible change and makes no practical sense.
- The only reason the owner has requested this zoning change is to make money, not to create a better use of the land for the city or the neighborhood. This has no benefit for the city nor the residents of Austin.
- Allowing new commercial components in residential neighborhoods has a major impact on future residential redevelopment of Austin. Families will not invest in homes that are next door to office space or retail.

We should all agree that we do not want business traffic inside quiet neighborhood streets. Please REFUSE this request for a zoning change. Austin citizens count on our City Council and managers to make the best decisions for all of us, and not to pander to the request of a business owner who wants to sell to a developer and destroy the neighborhood in the process.

Thank you for your time.

Ms. Bell,
Proud Texan and Austin Citizen.

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Clark, Kate

From: Catherine Cubbin
Sent: Monday, March 22, 2021 1:00 PM
To: Clark, Kate; Meredith, Maureen
Subject: 1100 Manlove St.

*** External Email - Exercise Caution ***

FYI. I sent the following emails to the mayor and city council:

I oppose the upzoning of 1100 Manlove Street and the Neighborhood Plan Amendment. I live in the neighborhood and do not want to see a residential property being re-zoned as commercial.

The change would be a special privilege, the address is not on a collector street, it is in conflict with the EROC NP Future Land Use Map and No. 1 goal to preserve residential neighborhoods, and the proposed use does not serve a need of the neighborhood. This neighborhood is already undergoing intense redevelopment with multiple units on each property and this change would introduce a commercial component. There is already quite a bit of traffic on Summit Street from commuters and this would further increase commercial traffic. Finally, the owner has also knowingly violated city code at the location.

Regards...catherine cubbin
1619 Sunnyvale St, Austin, TX 78741

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Clark, Kate

From: peg treadwell
Sent: Tuesday, March 23, 2021 7:46 AM
To: Clark, Kate
Subject: upzoning at 1100 Manlove St

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Please say NO to this request. This is a neighborhood. This house has a heritage tree in the front yard. The applicant has no reason to change this from a neighborhood home except to breach our neighborhood to additional access to his property. He does not need this access. and it would severely damage the neighborhood. Please do not recommend this.

Margaret Treadwell
1615 Sunnyvale St.

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